

PROPERTY LOCATION

No	Alt No	Direction/Street/City
90		LOWELL ST, ARLINGTON

OWNERSHIP

Owner 1:	BLAKE RICHARD A JR TR			
Owner 2:	C/O WINSLOW MANAGEMENT			
Owner 3:				
Street 1:	80 HAYDEN AVENUE			
Street 2:	SUITE 200			
Twn/City:	LEXINGTON			
St/Prov:	MA	Cntry		Own Occ: N
Postal:	02421		Type:	

PREVIOUS OWNER

Owner 1:		
Owner 2:		
Street 1:		
Twn/City:		
St/Prov:	Cntry	
Postal:		

NARRATIVE DESCRIPTION

This parcel contains .345 Sq. Ft. of land mainly classified as Store with a Store Building built about 1989, having primarily Clapboard Exterior and 2740 Square Feet, with 2 Units, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2	NEIGH BUS	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	325	Store	Prime NB Desc	COMM AVG		Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
325	0.000	247,000			247,000
Total Card	0.000	247,000			247,000
Total Parcel	0.345	546,600	10,600	730,800	1,288,000
Source: Market Adj Cost		Total Value per SQ unit /Card:		90.15	/Parcel: 240.5

PREVIOUS ASSESSMENT

[illegible]

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

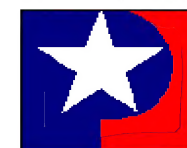
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Sign:

VERIFICATION OF VISIT NOT DATA

/ /

APPAISED:	247,000 /	1,288,000
USE VALUE:	247,000 /	1,288,000
ASSESSED:	247,000 /	1,288,000



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	39238
	Prior Id # 2:	
	Prior Id # 3:	
3	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
2	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

PRINT

Date	Time
12/30/21	01:47:23

LAST REV

Date	Time
05/14/19	15:29:5

aprc

5194

PAT ACCT.

[illegible]

EXTERIOR INFORMATION

Type: 78 - Store			
Sty Ht:	1	- 1 Story	
(Liv) Units:	2	Total:	4
Foundation:	6	- Slab	
Frame:	1	- Wood	
Prime Wall:	2	- Clapboard	
Sec Wall:			%
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1989	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	6 - Ceramic Tile		
Sec Floors:	4 - Carpet		50 %
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits: 1	Rating:	Average
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	24 %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	24 %

CALC SUMMARY

Basic \$ / SQ:	100.00
Size Adj.:	1.16496348
Const Adj.:	0.95990396
Adj \$ / SQ:	111.825
Other Features:	14418
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	324937
Depreciation:	77985
Depreciated Total:	246952

COMMENTS

KARATE SCHOOL, SUNS CHINESE KITCHEN.	2
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RESIDENTIAL GRID

1st Res Grid		Desc:										# Units	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs:			BRs:			Baths:			HB 2		

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

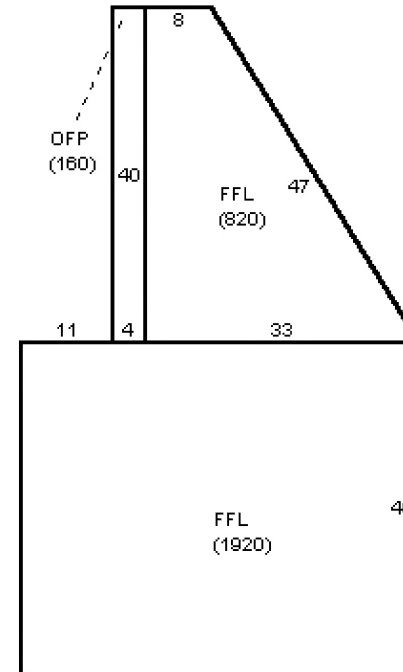
RES BREAKDOWN

[illegible]

COMPARABLE SALES

[illegible]

SKETCH



SUB AREA

[illegible]

SUB AREA DETAIL

[illegible]

IMAGE



test PDF Combine only

GENERAL INFORMATION	
Grade:	C - Average
Year Blt:	1989
Alt LUC:	
Jurisdicdt:	
Const Mod:	
Lump Sum Adj:	

Avg Ht/FL:	10		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	6 - Ceramic Tile		
Sec Floors:	4 - Carpet		50 %
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

SPEC FEATURES/YARD ITEMS **PARCEL ID** 059.0-0002-0004.0

More: N Total Yard Items: Total Special Features: Total:

OTHER FEATURES	
Kits: 1	Rating: Average
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

CALC SUMMARY	
Basic \$ / SQ:	100.00
Size Adj.:	1.16496348
Const Adj.:	0.95990396
Adj \$ / SQ:	111.825
Other Features:	14418
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	324937
Depreciation:	77985
Depreciated Total:	246952

Hard Items: Total Special Features: Total:

	KARATE SCHOOL, SUNS CHINESE KITCHEN.
	4

1st Res Grid	Desc:								# Units			
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals												
	RMs:					BRs:			Baths:		HB 2	

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

[illegible]

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	111.83	
Special Features:	0	Val/Su Net:	85.17	
Final Total:	247000	Val/Su SzAd	90.15	

PARCEL ID 059.0-0002-0004.0

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,740	111.830	306,401
OFP	Open Porch	160	25.740	4,118
Net Sketched Area:		2,900	Total:	310,519
Size Ad	2740	Gross Area	2900	FinArea
				2740

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Type: 78 - Store			
Sty Ht:	1	- 1 Story	
(Liv) Units:	2	Total:	4
Foundation:	1	- Concrete	
Frame:	1	- Wood	
Prime Wall:	2	- Clapboard	
Sec Wall:			%
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1989	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G10	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	2 - Softwood		
Sec Floors:	4 - Carpet		50 %
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
85	Paving	D	Y	1	6000	A	AV	1989	2.33	T	24	325			10,600		10,600

More: N	Total Yard Items:	10,600	Total Special Features:		Total:	10,600
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BATH FEATURES

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	24 %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	24 %

CALC SUMMARY

Basic \$ / SQ:	100.00
Size Adj.:	1.18255544
Const Adj.:	0.950399999
Adj \$ / SQ:	112.390
Other Features:	9330
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	394171
Depreciation:	94601
Depreciated Total:	299570

COMMENTS

1989; PARK WEST - SALON; KNIGHT CHIROPRACTIC.	6
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RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 0		BRs: 0			Baths:			HB 2			

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

[illegible]

COMPARABLE SALES

[illegible]

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,614	33.720	88,130
FFL	First Floor	2,614	112.390	293,780
UCN	Canopy	210	13.890	2,917
Net Sketched Area:		5,438	Total:	384,847
Size Ad	2614 Gross Area	5438	FinArea	2614

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
6						
8						
7						
1						
4						

IMAGE

AssessPro Patriot Properties, Inc



